

Exhibit C
Proof of Claim

B 10 Modified (Official Form 10) (12/11)

UNITED STATES BANKRUPTCY COURT FOR THE SOUTHERN DISTRICT OF NEW YORK		PROOF OF CLAIM
Name of Debtor and Case Number: GMAC Mortgage, LLC, Case No. 12-12032		
NOTE: This form should not be used to make a claim for an administrative expense (other than a claim asserted under 11 U.S.C. § 503(b)(9)) arising after the commencement of the case. A "request" for payment of an administrative expense (other than a claim asserted under 11 U.S.C. § 503(b)(9)) may be filed pursuant to 11 U.S.C. § 503.		
Name of Creditor (the person or other entity to whom the debtor owes money or property): Scott James Leonhardt		<input type="checkbox"/> Check this box if this claim amends a previously filed claim. Court Claim Number: _____ (If known) Filed on: _____ <input type="checkbox"/> Check this box if you are aware that anyone else has filed a proof of claim relating to this claim. Attach copy of statement giving particulars. 5. Amount of Claim Entitled to Priority under 11 U.S.C. §507(a). If any part of the claim falls into one of the following categories, check the box specifying the priority and state the amount. <input type="checkbox"/> Domestic support obligations under 11 U.S.C. §507(a)(1)(A) or (a)(1)(B). <input type="checkbox"/> Wages, salaries, or commissions (up to \$11,725*) earned within 180 days before the case was filed or the debtor's business ceased, whichever is earlier – 11 U.S.C. §507 (a)(4). <input type="checkbox"/> Contributions to an employee benefit plan – 11 U.S.C. §507 (a)(5). <input type="checkbox"/> Up to \$2,600* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use – 11 U.S.C. §507 (a)(7). <input type="checkbox"/> Taxes or penalties owed to governmental units – 11 U.S.C. §507 (a)(8). <input type="checkbox"/> Other – Specify applicable paragraph of 11 U.S.C. §507 (a)(). Amount entitled to priority: \$ _____ * Amounts are subject to adjustment on 4/1/13 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.
Name and address where notices should be sent: Scott Leonhardt 824 N. Market Street, Suite 810, Wilmington, DE 19805		
Telephone number: 302-319-6301 email: leonhardt@teamrosner.com		
Name and address where payment should be sent (if different from above): Telephone number: _____ email: _____		
1. Amount of Claim as of Date Case Filed: \$ <u>53125.20</u> If all or part of the claim is secured, complete item 4. If all or part of the claim is entitled to priority, complete item 5. <input type="checkbox"/> Check this box if the claim includes interest or other charges in addition to the principal amount of the claim. Attach a statement that itemizes interest or charges.		
2. Basis for Claim: See Rider (See instruction #2)		
3. Last four digits of any number by which creditor identifies debtor: _____	3a. Debtor may have scheduled account as: _____ (See instruction #3a)	3b. Uniform Claim Identifier (optional): _____ (See instruction #3b)
4. Secured Claim (See instruction #4) Check the appropriate box if the claim is secured by a lien on property or a right of setoff, attach required redacted documents, and provide the requested information. Nature of property or right of setoff: <input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other Describe: Value of Property: \$ _____ Annual Interest Rate _____ % <input type="checkbox"/> Fixed <input type="checkbox"/> Variable (when case was filed) Amount of arrearage and other charges, as of the time case was filed, included in secured claim, if any: \$ _____ Basis for perfection: _____ Amount of Secured Claim: \$ _____ Amount Unsecured: \$ _____		
6. Claim Pursuant to 11 U.S.C. § 503(b)(9): Indicate the amount of your claim arising from the value of any goods received by the Debtor within 20 days before May 14, 2012, the date of commencement of the above case, in which the goods have been sold to the Debtor in the ordinary course of such Debtor's business. Attach documentation supporting such claim. \$ _____ (See instruction #6)		
7. Credits. The amount of all payments on this claim has been credited for the purpose of making this proof of claim. (See instruction #7)		
8. Documents: Attached are redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. If the claim is secured, box 4 has been completed, and redacted copies of documents providing evidence of perfection of a security interest are attached. (See instruction #8, and the definition of "redacted".) DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING. If the documents are not available, please explain:		
9. Signature: (See instruction #9) Check the appropriate box. <input checked="" type="checkbox"/> I am the creditor. <input type="checkbox"/> I am the creditor's authorized agent. <input type="checkbox"/> I am the trustee, or the debtor, or their authorized agent. <input type="checkbox"/> I am a guarantor, surety, indorser, or other codebtor. (Attach copy of power of attorney, if any.) (See Bankruptcy Rule 3004.) (See Bankruptcy Rule 3005.) I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief. Print Name: <u>Scott Leonhardt</u> <u>Scott Leonhardt</u> <u>11-7-12</u> Title: _____ (Signature) (Date) Company: _____ Address and telephone number (if different from notice address above): _____ Telephone number: <u>302-319-6301</u> Email: _____		

Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both



RECEIVED

NOV 16 2012

KURTZMAN CARSON CONSULTANTS

COURT USE ONLY

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF NEW YORK**

In re:) Chapter 11
)
RESIDENTIAL CAPITAL, LLC, <i>et al.</i>) Case No. 12-12020 (MG)
)
Debtors.) Jointly Administered
)
)

RIDER TO PROOF OF CLAIM

1. This Proof of Claim is filed under compulsion of a Court Order and is filed to protect Scott Leonhardt ("Claimant") from forfeiture of any claim. Claimant reserves the right to amend and/or supplement this proof of claim in any manner and/or to file additional or other proofs of claims for additional or other claims Claimant may have against any of the Debtors.

2. This Proof of Claim is filed with respect to \$53,125.20 Claimant is forced to pay during the life of his mortgage, over and beyond what was disclosed on his HUD-1. Claimant refinanced his 30 year fixed mortgage on or around December 2010 through Gateway Funding. Shortly after the refinancing closed, the loan was sold to GMAC. Claimant relied on the HUD-1 attached hereto as **Exhibit A**. The HUD-1 states, Claimants monthly mortgage payment, including "property taxes" will be \$1,835.65 for the life the loan. The HUD-1 was signed by the Settlement Agent as being "true and accurate."

3. On or around December 2011, Claimant received the escrow analysis attached hereto as **Exhibit B** from GMAC. Without warning, GMAC increased Claimant's monthly payment from \$1,835.68 to \$2,202.98 for 2011. Representing a increased monthly payment of \$367.50 or approximately 20%. After 2011, according to GMAC, Claimant's monthly payment will be \$1,983.25. Claimant's monthly payment increased by \$147.57/month (\$1,983.25 - \$1,835.68) on a 30 year mortgage due to an "escrow error." Claimant therefore must pay an additional \$53,125.20 over the life of the mortgage (\$147.57 * 12 * 30). **The entity that made this ecrow error, directly profited from it, they were able to collect refinancing fees.**

4. **There have been no changes to the amounts to be paid through escrow since the HUD-1. The HUD-1 just neglected to include city taxes. See correspondence attached hereto as Exhibit C. GMAC had a duty to review the loan prior to purchasing it.**

5. The filing of this Proof of Claim is not:

(a) a waiver or release of any security held by Claimant, or any right of setoff, recoupment or counterclaim, any right arising by operation of law or in equity or Claimant's rights against any other person, entity or property;

(b) a waiver or release of any right or claim of Claimant arising out of, or in respect of, any order entered in these cases, or any other claim, of any nature whatsoever, which Claimant has against the Debtors, their estates or any other person or entity;

(c) a waiver of a right to move to withdraw the reference, or otherwise to challenge the jurisdiction of this Court, with respect to the subject matter of this claim, and any objections or other proceeding commenced in these cases against or otherwise involving Claimant;

(d) an election of any remedy to the exclusion, express or implied, or any other remedy; or

(e) a ratification or consent to any obligations or liability based upon or arising out of any action, inaction or conduct by the Debtors and/or Claimant, all of which rights are expressly reserved.

6. All notices in respect of Claimant's claim are to be sent to:

Scott J. Leonhardt
824 N. Market St., Suite 810
Wilmington, DE 19801
Telephone: (302) 777-1111
Email: leonhardt@teamrosner.com

Scott J. Leonhardt
2111 Fairfield Place
Wilmington, DE 19805
Telephone: (302) 384-7744
Email: leonhardt@teamrosner.com

The request for copies of notices to be sent to the persons above shall not be deemed authorization to accept service of process on behalf of Claimant. To the extent there are any inconsistencies between this Rider, and the Proof of Claim form, this Rider shall govern.

Exhibit A

1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unins.		6. File Number: [REDACTED]	7. Loan Number: [REDACTED]	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA 5. <input checked="" type="checkbox"/> Conv. Ins.				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agents are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.				
D. Name & Address of Borrower: SCOTT J. LEONHARDT 2111 Fairfield Place, Wilmington, DE 19805		E. Name & Address of Seller:		F. Name & Address of Lender: GATEWAY FUNDING DIVERSIFIED MORTGAGE SERV. 300 Welsh Road, Building 5, Horcham, PA 19044
G. Property Location: 2111 Fairfield Place Wilmington, DE 19805		H. Settlement Agent: Lynn, May & Perza, P.A. Telephone: 302-736-1776 Fax: 302-736-1780		I. Settlement Date: 12/06/2010 Disbursement Date: 12/10/2010
		Place of Settlement: 880 South Street, Dover, DE 19901		TitleExpress Printed 12/06/2010 at 3:03 pm by CSL

100.	Gross Amount Due from Borrower		
101.	Contract sales price		
102.	Personal property		
103.	Settlement charges to borrower (line 1400)		4,773.75
104.	Payoff of first mortgage loan #0207092321 to Wells Fargo Home Mortgage		290,168.77
105.			
Adjustments for items paid by seller in advance			
106.	City/town taxes	to	
107.	County taxes	to	
108.	Assessments	to	
109.			
110.			
111.			
112.			
120.	Gross Amount Due from Borrower		294,942.52
200. Amounts Paid by or in Behalf of Borrower			
201.	Deposit or earnest money		
202.	Principal amount of new loan(s)		292,600.00
203.	Existing loan(s) taken subject to		
204.			
205.			
206.			
207.			
208.			
209.			
Adjustments for items unpaid by seller			
210.	City/town taxes	to	
211.	County taxes	to	
212.	Assessments	to	
213.			
214.			
215.			
216.			
217.			
218.			
219.			
220.	Total Paid by/for Borrower		292,600.00
300. Cash at Settlement from/to Borrower			
301.	Gross amount due from borrower (line 120)		294,942.52
302.	Less amounts paid by/for borrower (line 220)		292,600.00
303.	Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower		2,342.52

400.	Gross Amount Due to Seller	
401.	Contract sales price	
402.	Personal property	
403.		
404.		
405.		
Adjustments for items paid by seller in advance		
406.	City/town taxes	to
407.	County taxes	to
408.	Assessments	to
409.		
410.		
411.		
412.		
420.	Gross Amount Due to Seller	
500. Reductions in Amount Due to Seller		
501.	Excess deposit (see instructions)	
502.	Settlement charges to seller (line 1400)	
503.	Existing loan(s) taken subject to	
504.	Payoff of first mortgage loan	
505.	Payoff of second mortgage loan	
506.		
507.		
508.		
509.		
Adjustments for items unpaid by seller		
510.	City/town taxes	to
511.	County taxes	to
512.	Assessments	to
513.		
514.		
515.		
516.		
517.		
518.		
519.		
520.	Total Reduction Amount Due Seller	0.00
600. Cash at Settlement to/from Seller		
601.	Gross amount due to seller (line 420)	0.00
602.	Less reductions in amount due seller (line 520)	0.00
603.	Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	0.00

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for completing, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

700. Total Real Estate Fees				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:					
701.	\$0.00	to			
702.	\$0.00	to			
703. Commission paid at settlement					
800. Items Payable in Connection with Loan					
801.	Our origination charge (Includes Origination Point % or \$0.00)	\$675.00	(from GFE #1)		
802.	Your credit or charge (points) for the specific interest rate chosen	\$	(from GFE #2)		
803.	Your adjusted origination charges		(from GFE #3)	675.00	
804.	Appraisal fee	to	(from GFE #3)		
805.	Credit report	to Kroll Factual Data	(from GFE #3)	36.18	
806.	Tax service	to GATEWAY FUNDING DIVERSIFIED MORTGAGE	(from GFE #3)	95.00	
807.	Flood certification	to First American Flood	(from GFE #3)	10.00	
808.	Commitment Fee \$375	to GATEWAY FUNDING DIVERSIFIED MORTGAGE	(from GFE #3)		
809.	Warehouse Fee \$100.00	to GATEWAY FUNDING DIVERSIFIED MORTGAGE	(from GFE #3)		
810.	Underwriting Fee \$200.00	to GATEWAY FUNDING DIVERSIFIED MORTGAGE	(from GFE #3)		
900. Items Required by Lender to be Paid in Advance					
901.	Daily interest charges from	from 12/10/2010 to 01/01/2011 @ \$33.0677/day	(from GFE #10)	727.49	
902.	Mortgage Ins. Premium	for months to	(from GFE #3)		
903.	Homeowner's insurance	for 12 months to Liberty Mutual	(from GFE #11)	684.00	
904.		months to	(from GFE #11)		
1000. Reserves Deposited with Lender					
1001.	Initial deposit for your escrow account		(from GFE #9)	694.88	
1002.	Homeowner's Insurance	2 months @ \$ 57.00/month	\$114.00		
1003.	Mortgage Insurance	months @ \$ 0.00/month	\$0.00		
1004.	City Property Tax	6 months @ \$ 20.36/month	\$122.16		
1005.	County Property Tax	months @ \$ 0.00/month	\$0.00		
1006.	Assessments	months @ \$ 0.00/month	\$0.00		
1007.	School Tax Reserve	6 months @ \$ 152.46/month	\$914.76		
1008.	Aggregate Adjustment		\$-456.04		
1100. Title Charges					
1101.	Title services and lender's title insurance		(from GFE #4)	1,538.20	
1102.	Settlement or closing fee	to \$			
1103.	Owner's title insurance		(from GFE #5)		
1104.	Lender's title insurance		\$763.20		
1105.	Lender's title policy limit \$292,600.00	Lender's Policy			
1106.	Owner's title policy limit \$0.00	Owner's Policy			
1107.	Agent's portion of the total title insurance premium		\$572.40		
1108.	Underwriter's portion of the total title insurance premium		\$190.80		
1109.	Attorney Fee	to Lynn, May & Perza, P.A.	\$775.00		
1200. Government Recording and Transfer Charges					
1201.	Government recording charges		(from GFE #7)	313.00	
1202.	Deed \$0.00	Mortgage \$313.00	Release \$0.00		
1203.	Transfer taxes		(from GFE #8)		
1204.	City/County tax/stamps	Deed \$0.00	Mortgage \$0.00		
1205.	State Tax/stamps	Deed \$0.00	Mortgage \$0.00		
1206.		Deed \$0.00	Mortgage \$0.00		
1207.					
1300. Additional Settlement Charges					
1301.	Required services that you can shop for		(from GFE #6)		
1302.	Survey	to \$			
1303.		to			
1304.		to \$			
1305.		to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				4,773.75	0.00

*Paid outside of closing by (B)orrower, (S)eller, (L)ender, (I)nvestor, Bro(K)er.

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Change			
Our origination charge	# 801	675.00	675.00
Your credit or charge (points) for the specific interest rate chosen	# 802	0.00	0.00
Your adjusted origination charges	# 803	675.00	675.00
Transfer taxes	# 1203	0.00	0.00

Charges That in Total Cannot Increase More Than 10%		Good Faith Estimate	HUD-1
Government recording charges	# 1201	275.00	313.00
Credit report to	# 805	50.00	36.18
Tax service to	# 806	95.00	95.00
Flood Certification	# 807	20.00	10.00
Title services and lender's title insurance	# 1101	1,980.00	1,538.20
Owner's title insurance	# 1103	0.00	0.00
	#		
	#		
	#		
	Total	2,420.00	1,992.38
Increase between GFE and HUD-1 Charges		\$ -427.62 or	-17.6702%

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	# 1001	2,870.50	694.88
Daily interest charge	# 901 \$33.0677/day	840.54	727.49
Homeowner's insurance	# 903	0.00	684.00
Courier Fee - Payoff	# 1304	0.00	0.00
	#		
	#		
	#		

Loan Terms	
Your initial loan amount is	\$292,600.00
Your loan term is	30 years
Your initial interest rate is	4.1250%
Your initial monthly amount owed for principal, interest, and any mortgage insurance is	\$1,605.83 includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input checked="" type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of % . The first change will be on / / and can change again every years after / / . Every change date, your interest rate can increase or decrease by % . Over the life of the loan, your interest rate is guaranteed to never be lower than % or higher than % .
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, it can rise to a maximum of \$
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input type="checkbox"/> No. <input checked="" type="checkbox"/> Yes, the first increase can be on 01/06/1941 and the monthly amount owed can rise to \$1,609.46. The maximum it can ever rise to is \$1,609.46.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, your maximum prepayment penalty is \$
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No. <input type="checkbox"/> Yes, you have a balloon payment of \$ due in years on / /
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$229.82 that results in a total initial monthly amount owed of \$1,835.65. This includes principal, interest, a mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

Signature Page

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HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyers

SCOTT J. LEONHARDT

Sellers

Scott J. Leonhardt

12-6-10

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT

DATE

12/6/2010

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

Exhibit B

GMAC Mortgage

3451 Hammond Avenue
Waterloo, IA 50702
1-800-766-4622/Follow the Prompts

Important Note: In accordance with RESF requirements, this notice is being sent result of the review completed on your account.

INITIAL ESCROW ACCOUNT DISCLOSURE STATEMENT

ACCOUNT NUMBER [REDACTED]

PROPERTY ADDRESS:
2111 FAIRFIELD PLACE
WILMINGTON DE 19805

ANALYSIS DATE: DECEMBER 22, 2011

SCOTT J LEONHARDT
2111 FAIRFIELD PL
WILMINGTON DE 19805-2651

PLEASE KEEP THIS ESCROW ANALYSIS FOR COMPARISON TO NEXT YEAR'S STATEMENT.

Section 1:

DESCRIPTION	NEXT DUE DATE	ESTIMATED AMOUNT(S) OF NEXT DISBURSEMENT	/ IN
REGULAR PMI	FEBRUARY 2012	187.75	
REGULAR PMI	MARCH 2012	187.75	
REGULAR PMI	APRIL 2012	187.75	
REGULAR PMI	MAY 2012	187.75	
REGULAR PMI	JUNE 2012	187.75	
REGULAR PMI	JULY 2012	187.75	
REGULAR PMI	AUGUST 2012	187.75	
CITY/TOWNSHIP	AUGUST 2012	1,772.30	
REGULAR PMI	SEPTEMBER 2012	187.75	
COUNTY	SEPTEMBER 2012	2,052.74	
REGULAR PMI	OCTOBER 2012	187.75	
REGULAR PMI	NOVEMBER 2012	187.75	
REGULAR PMI	DECEMBER 2012	187.75	
FIRE	JANUARY 2013	704.00	
REGULAR PMI	JANUARY 2013	187.75	
TOTAL ANNUAL DISBURSEMENTS:		6,782.04	
TOTAL ESCROW PAYMENT:		565.17	

The amounts above are based on either an estimate previously provided or the amount last disbursed.

NOTE: If you pay the escrow shortage amount of \$2,636.84, your new total payment will be adjusted to \$1,983.25 effective with your FEBRUARY 01, 2012 payment. If you do not shortage, your total payment effective FEBRUARY 01, 2012 will be \$2,202.98.

Payment change:	New	Prior Analysis
Escrow	565.17	417.57
Surplus/Shortage	219.73	0.00
Escrow Shortage Spread 12 Months		

Total	784.90	417.57
Principal/Interest	1,418.08	1,418.08
Total Payment	2,202.98	1,835.65

Depending on the timing of when your next billing notice is released, you may not see change until the following billing notice.

For details about the difference between the old and new payment amounts, please reference the ESTIMA AMOUNT(S) OF NEXT DISBURSEMENT and AMOUNT(S) USED IN PRIOR ANALYSIS columns listed

Any questions regarding changes in the "Estimated Amount of Next Disbursement" should be directed to your Tax Authority and/or Insurance Company.
To reach our insurance department call: 1-800-256-9962.

By sending your check, please be aware that you are authorizing us to use information on your check to make a electronic debit to your account at the financial institution indicated on the check. This electronic debit will be amount of your check.

If you are utilizing a military allotment, or third-party company to make payments on please notify your service of any payment changes.

Section 2:

ANALYSIS TYPE: 1/6 AGGREGATE
PROJECTED ESCROW BALANCE AS OF: JANUARY 31, 2012

ACCOUNT NUMBER: [REDACTED]
-1,076.32 *

* Projected balance reflects all receipts and disbursements made prior to the date of analysis and all mortgagor payments and disbursements anticipated to be made prior to the effective date of analysis.

DATE	RECEIPTS	PROJECTED DISBURSEMENTS	CUR BAL PROJECTIONS	REQ BAL PROJECTIONS
PROJECTED BALANCE			1,076.32-	1,560.52
02/01/12	565.17	187.75-	698.90-	1,937.94
03/01/12	565.17	187.75-	321.48-	2,315.36
04/01/12	565.17	187.75-	55.94	2,692.78
05/01/12	565.17	187.75-	433.36	3,070.20
06/01/12	565.17	187.75-	810.78	3,447.62
07/01/12	565.17	187.75-	1,188.20	3,825.04
08/01/12	565.17	187.75-	1,565.62	4,202.46
08/01/12	.00	1,772.30-	206.68-	2,430.16
09/01/12	565.17	187.75-	170.74	2,807.58
09/01/12	.00	2,052.74-	1,882.00-	754.84 L
10/01/12	565.17	187.75-	1,504.58-	1,132.26
11/01/12	565.17	187.75-	1,127.16-	1,509.68
12/01/12	565.17	187.75-	749.74-	1,887.10
01/01/13	565.17	704.00-	888.57-	1,748.27
01/01/13	.00	187.75-	1,076.32-	1,560.52

Current Escrow Balance: 602.14-

Esc Rcpts to Eff Dt Esc Disb Prior to Eff Dt

Due Dt	Due Amt	Disb Date	Disb Amt
01/12	417.57	01/07/12	704.00
		01/01/12	187.75

*Indicates Sum of Remaining Escrow Payments
&/or Escrow Disbursements to Effective Date.

L ANTICIPATED LOW POINT FOR ANALYSIS PERIOD:
-1,882.00

MAXIMUM PERMITTED LOW-POINT: (EXCLUDING MIP)
754.84

Section 3:



SHORTAGE

2,636.84

ESCROW ACCOUNT ACTIVITY (FEBRUARY 01, 2011 - JANUARY 31, 2012)

DATE	TXN	PREV PROJ AMOUNT	PREV PROJ BALANCE	TXN	ACTUAL AMOUNT	ACTUAL BALANCE
11/01/10		.00	.00		.00	.00
12/01/10		.00	.00		.00	.00
01/01/11		.00	.00	PAYMENT	1,112.45	1,112.45
BEGINNING BALANCE		.00	.00			1,112.45
02/01/11		.00	.00	REGULAR PMI	187.75-	924.70
03/01/11		.00	.00	PAYMENT	417.57	1,154.52
03/01/11		.00	.00	REGULAR PMI	187.75-	1,154.52
04/01/11		.00	.00	PAYMENT	417.57	1,384.34
04/01/11		.00	.00	REGULAR PMI	187.75-	1,384.34
05/01/11		.00	.00	PAYMENT	417.57	1,614.16
05/01/11		.00	.00	REGULAR PMI	187.75-	1,614.16
06/01/11		.00	.00	PAYMENT	417.57	1,843.98
06/01/11		.00	.00	REGULAR PMI	187.75-	1,843.98
07/01/11		.00	.00	PAYMENT	417.57	2,073.80
07/01/11		.00	.00	REGULAR PMI	187.75-	2,073.80
08/01/11		.00	.00	PAYMENT	417.57	719.07
08/01/11		.00	.00	CITY/TOWNSHIP	1,772.30-	719.07
08/01/11		.00	.00	REGULAR PMI	187.75-	531.32
09/01/11		.00	.00	PAYMENT	417.57	1,103.85-
09/01/11		.00	.00	TAX	2,052.74-	1,103.85-
09/01/11		.00	.00	REGULAR PMI	187.75-	1,291.60-
10/01/11		.00	.00	PAYMENT	417.57	1,061.78-
10/01/11		.00	.00	REGULAR PMI	187.75-	1,061.78-
11/01/11		.00	.00	PAYMENT	417.57	831.96-
11/01/11		.00	.00	REGULAR PMI	187.75-	831.96-
12/01/11		.00	.00	PAYMENT	417.57	602.14-
		.00	.00	REGULAR PMI	187.75-	602.14-

Exhibit C

Scott Leonhardt

From: [REDACTED] closing attorney/paralegal
Sent: Tuesday, January 17, 2012 12:44 PM
To: Scott Leonhardt
Subject: RE: 2111 Fairfield Place Refinance - Material Escrow Error

Scott,

I have just had a chance to pull your file when you closed in 2010. It looks as though the mortgage company did not escrow for City taxes. [REDACTED]
[REDACTED]
[REDACTED]